



TIPPERARY CO. COUNCIL
RECEIVED
21 APR 2026
PLANNING SECTION
FILE NO. SS/26/SS

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

Applicant	Eelco + Ailish Beckers
Address	12 ABBEY MEADOWS CAHIR ROAD CLONMEL, CO. TIPPERARY E91F256
Telephone No.	[REDACTED]
E-mail	[REDACTED]

2. Agent's (if any) address:

Agent	PAT ENGLISH.
Address	"CHURCH JEW" RATHFRONAN, CLONMEL, CO. TIPPERARY.
Telephone No.	[REDACTED]
E-mail	[REDACTED]
Please advise where all correspondence in relation to this application is to be sent;	
Applicant <input checked="" type="checkbox"/>	Agent <input type="checkbox"/>

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	12 ABBEY MEADOWS CAHIR ROAD CLONMEL CO. TIPPERARY E91F256
---	---

Tipperary County Council
RECEIVED
21 APR 2026
CASH OFFICE
Civic Offices, Clonmel

Receipt No 202921
Issued 21 of 2026
€80 - 00 Card

4. Development Details:

Please provide details of the proposed development for which an exemption under Section 5 of the Planning and Development Act is applied for.

(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.)

widen living room + bedroom doors / frames to 780mm clear opening
Concrete ramp at front footpath with handrails
Concrete ramp in porch
Proposed floor area of proposed works/uses: 45 sqm

Please see additional sheets.

5. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner <input checked="" type="checkbox"/>	B. Occupier
	C. Other	
Where legal interest is 'Other', please expand further on your interest in the land or structure		
If you are not the legal owner, please state the name and address of the owner	Name: Address:	

Signature of Applicant(s)



Date: 20th April 2026

Note: If the proposed development consists of works to a (Proposed) Protected Structure and/or any structure within the curtilage of a (Proposed) Protected Structure, an application for a Section 57 Declaration may be more appropriate.

GUIDANCE NOTES

- (1) All queries on the form must be completed and the form must be accompanied by the relevant fee. The amount of the fee is currently **€80.00**.

- (2) This application should be accompanied by **TWO COPIES** of the following documentation
 - o OSI Site Location Map with the site outlined clearly – 1:1000 in urban areas and 1:2500 in rural areas
 - o Floor Plans & Elevations at a scale of not less than 1:200
 - o Site layout plan indicating position of proposed development relative to premises and adjoining properties
 - o Other details e.g. brochures, photographs if appropriate.

(All dimensions must be given in metric scale and drawings should be accompanied by a brief description outlining the use of the proposed development)

- (3) Where a proper and complete application is received, a decision must be conveyed to the applicant within four (4) weeks except where additional necessary information is required.

This application form and relevant fee should be submitted to:

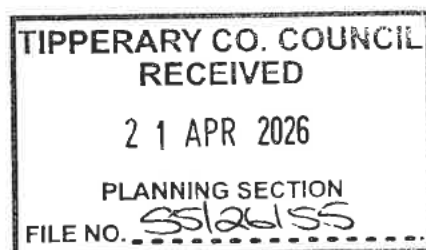
Planning Section, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary	<u>OR</u>	Planning Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary
Enquires:		
Telephone 0818 06 5000		
E-Mail planning@tipperarycoco.ie		

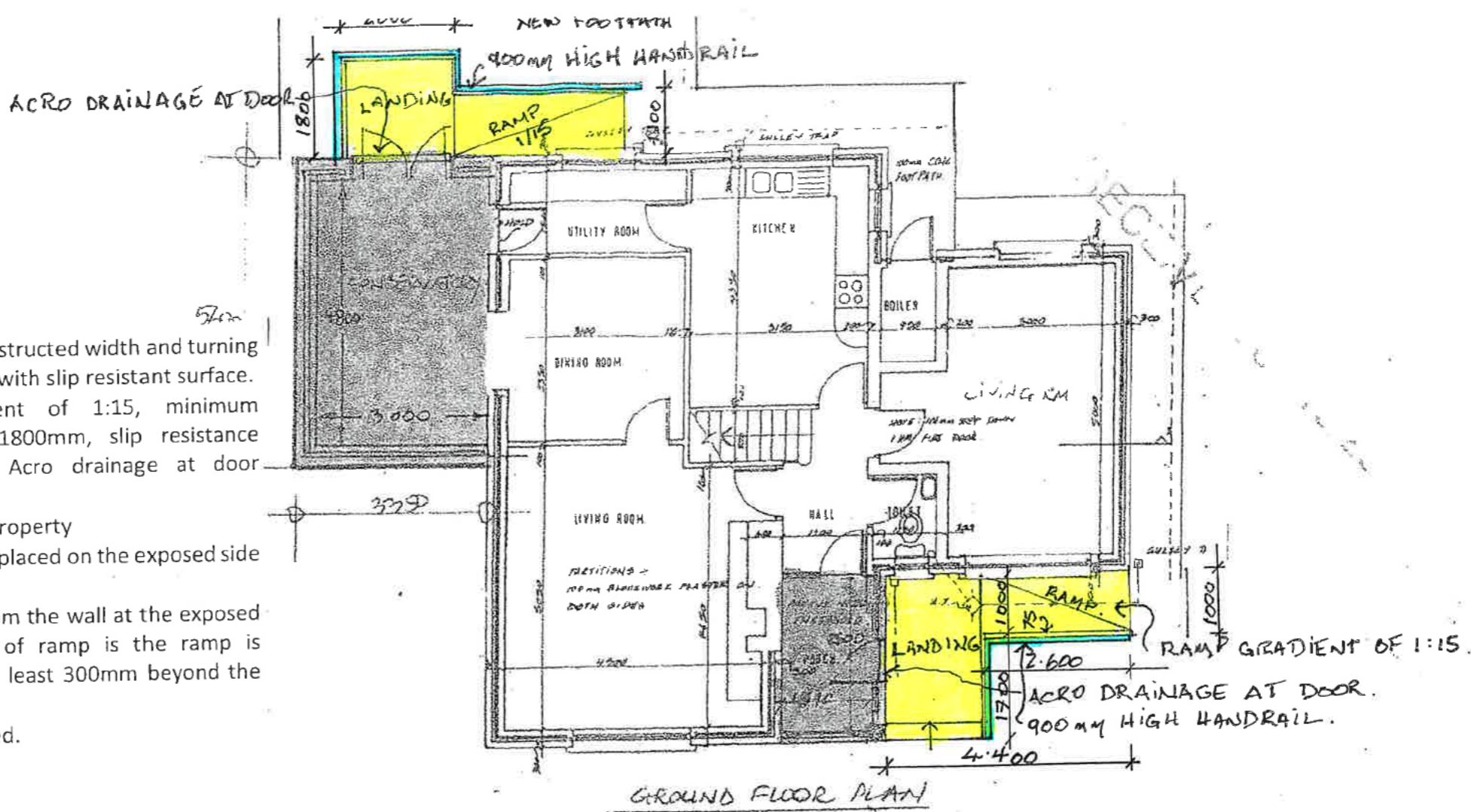
FOR OFFICE USE ONLY

Fee Recd. € <u>2000</u>	DATE STAMP TIPPERARY CO. COUNCIL RECEIVED 21 APR 2026 PLANNING SECTION FILE NO. <u>55/24/55</u>
Receipt No <u>202921</u>	
Date <u>21/04/2026</u>	
Received by <u>C. Ahearn</u>	

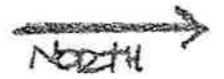
Development Details (Continued.)

- * Concrete section of garden access.
- * Remove + replace front door and side panels with level access threshold.
- * Remove + replace Secondary PVC door with side panels to level access.
- * Remove Patio doors, replace with new concrete ramps and rails.
- * Demolish internal Block walls in sitting room / Kitchen.
- * Add steel structure support.
- * Remove floor tiles and level floors.
- * 2 New windows for bedroom + new wetroom. conversion
- * Sewage and drainage connections
reinststate footpaths
- * Wetroom conversion
- * Reduce door opening to 780mil opening
- * Break floor for wetroom gully and reinststate concrete.





GROUND FLOOR PLAN

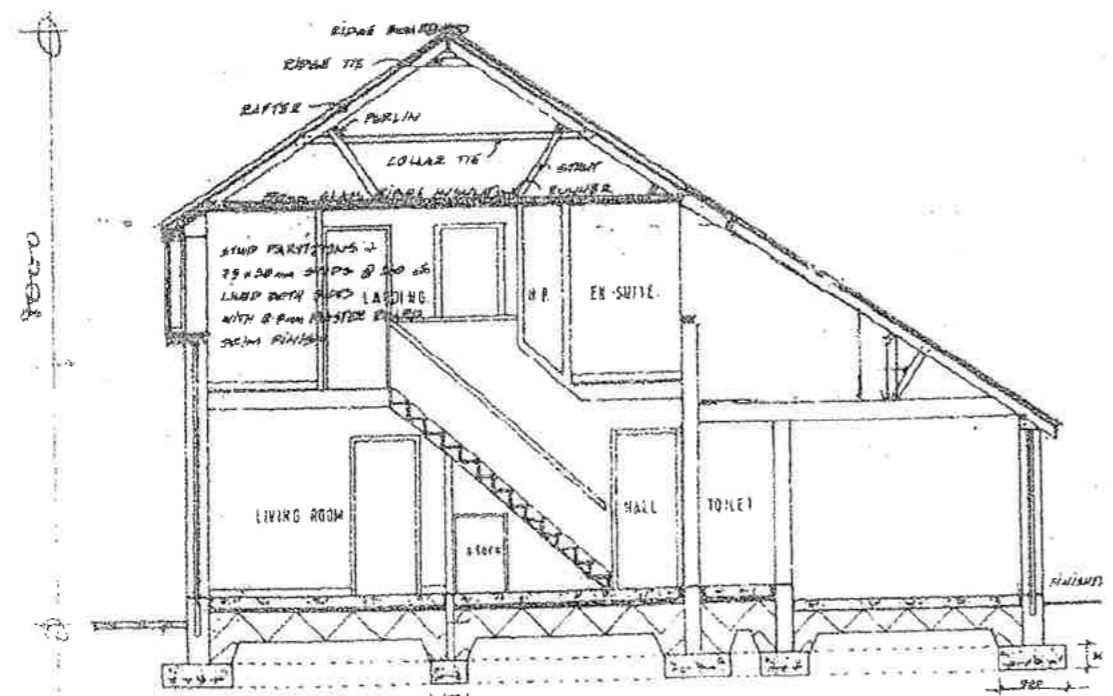


Ramp

- Landing with a preferable clear unobstructed width and turning circle of 1700mm at front entrance, with slip resistant surface.
- Ramp with a minimum gradient of 1:15, minimum unobstructed width of 1000mm-1800mm, slip resistance surface and adequate drainage. Acro drainage at door entrance. Slip value R13
- Platform adjoining steps to rear of property
- A raised kerb of at least 75mm to be placed on the exposed side of the ramp for added safety.
- A continuous handrail to project from the wall at the exposed side of the ramp or both sides of ramp is the ramp is freestanding. Handrail to extend at least 300mm beyond the ramp. Height of handrail 900mm.
- Adequate lighting should be provided.

Minoan steps at rear door entrance

- Steps shallow height 6cm with depth 60cm
- A continuous handrail to project from the wall at the exposed side of the ramp or both sides of ramp is the ramp is freestanding. Handrail to extend at least 300mm beyond the ramp. Height of handrail 900mm.
- Adequate lighting should be provided



SECTION

FOUNDATIONS - 300 x 300mm R.C. CONCRETE ON 50mm CONCRETE BLINDING FACED WITH 100mm SAND & GRAVEL TO SOLID MEDIUM

GROUND FLOOR SLAB - 100mm SAND & CEMENT BLEND ON 50mm SAND & GRAVEL PLASTERED CONCRETE PLASTERED WITH 100mm SAND & GRAVEL INSULATION ON 100mm SAND & GRAVEL BLINDING & CONCRETE

DRG NO 3.

CLIENTS: EELCO + AILISH BECKERS.
 JOB: RAMP ACCESS POINTS
 AT: 12 ABBEY MEADOWS.
 GROUND FLOOR PLAN.
 SCALE 1-100 DATE: APRIL 2026

TIPPERARY CO. COUNCIL
 RECEIVED
 21 APR 2026
 PLANNING SECTION
 FILE NO. SS/26/SS

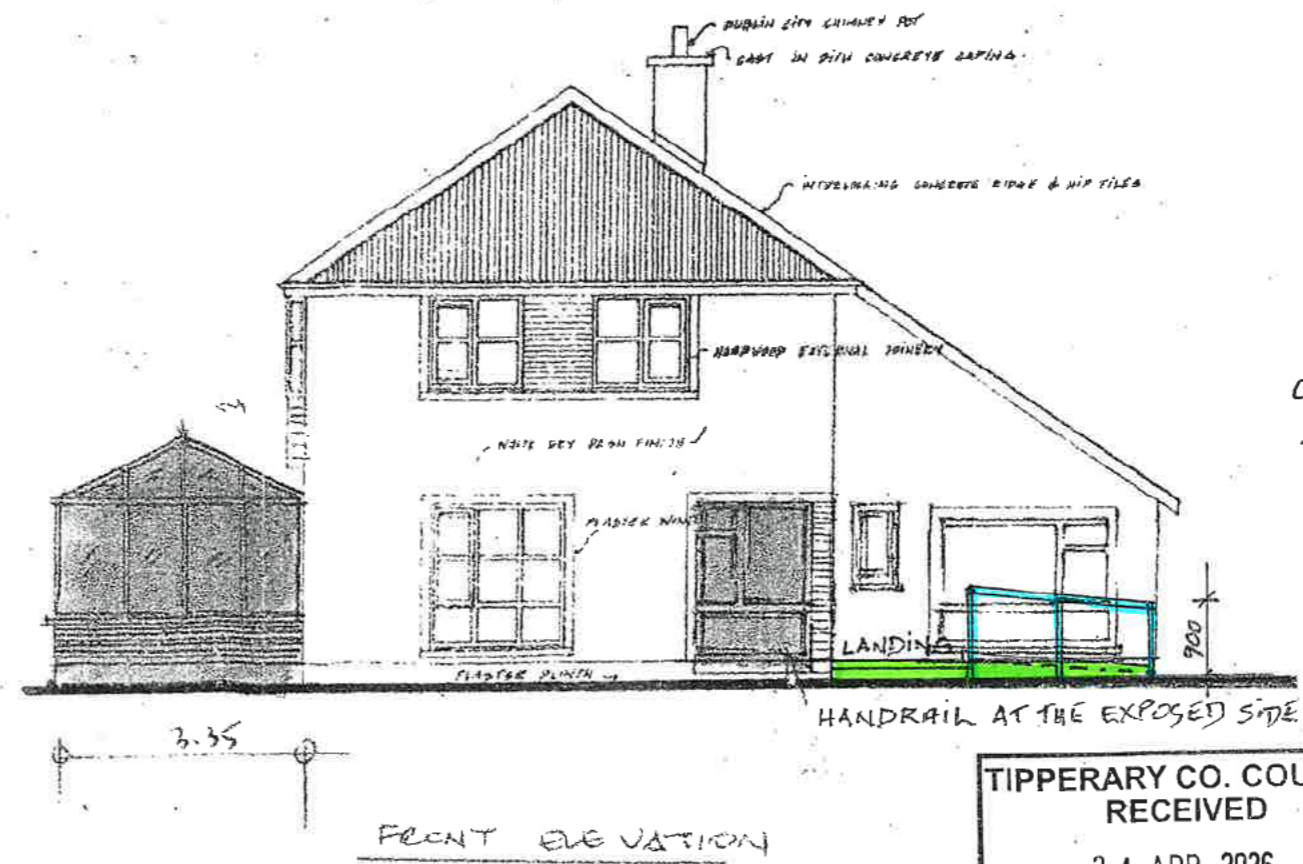
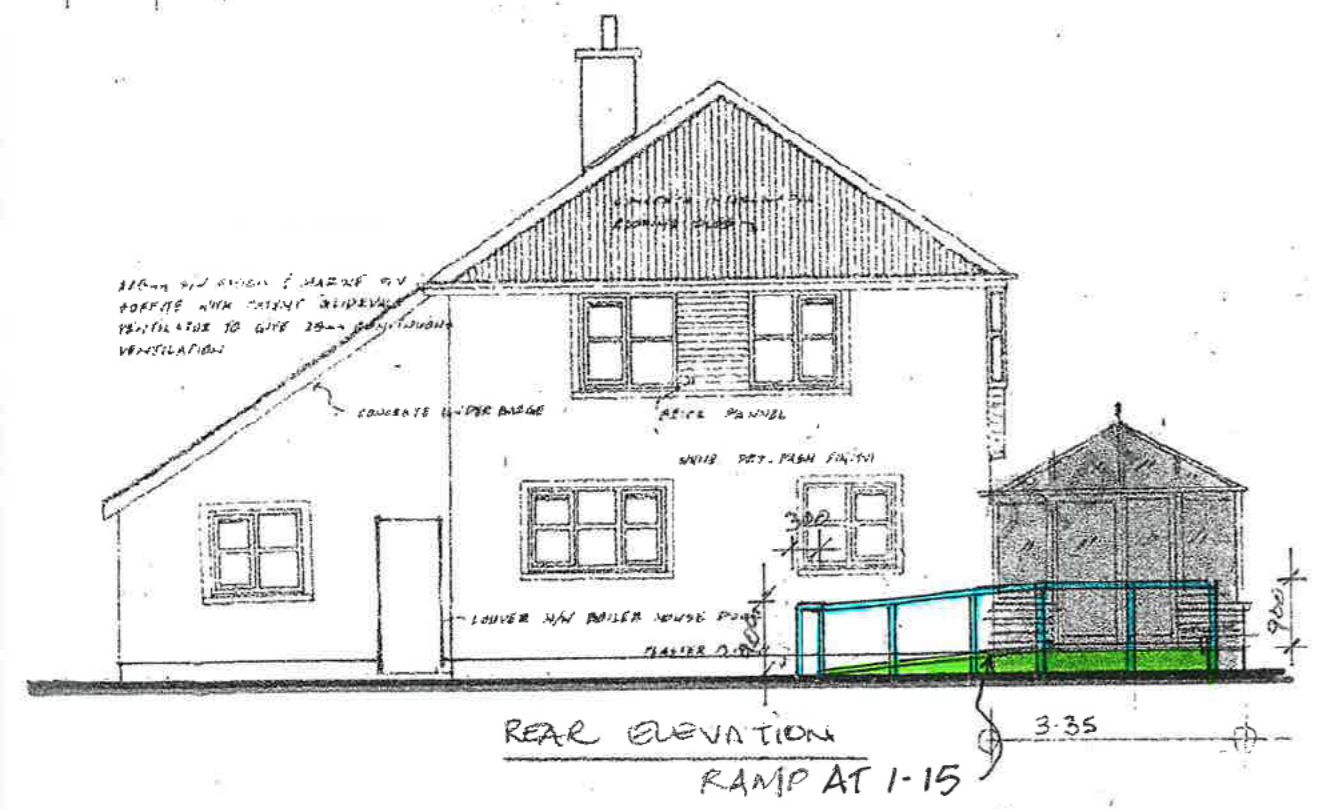
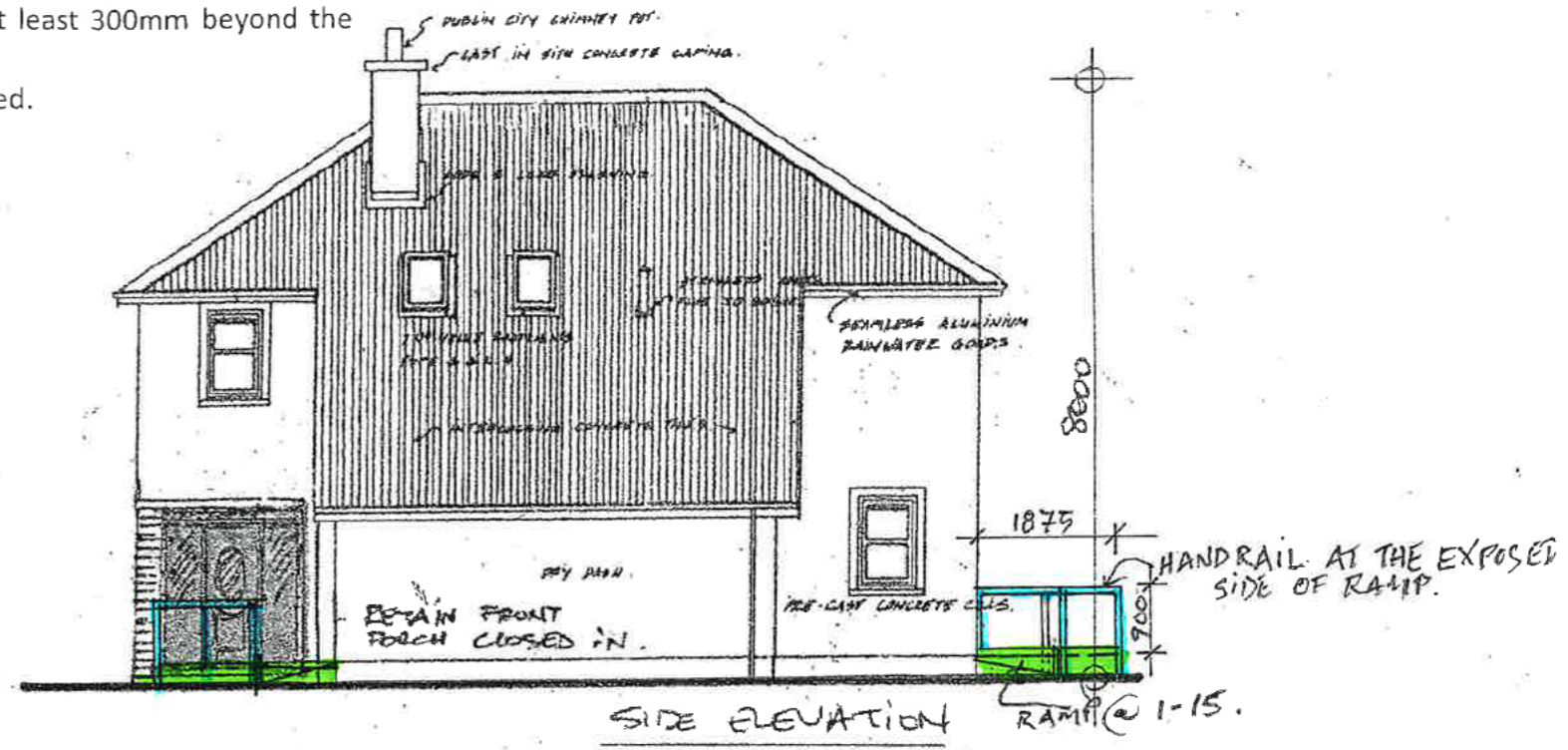
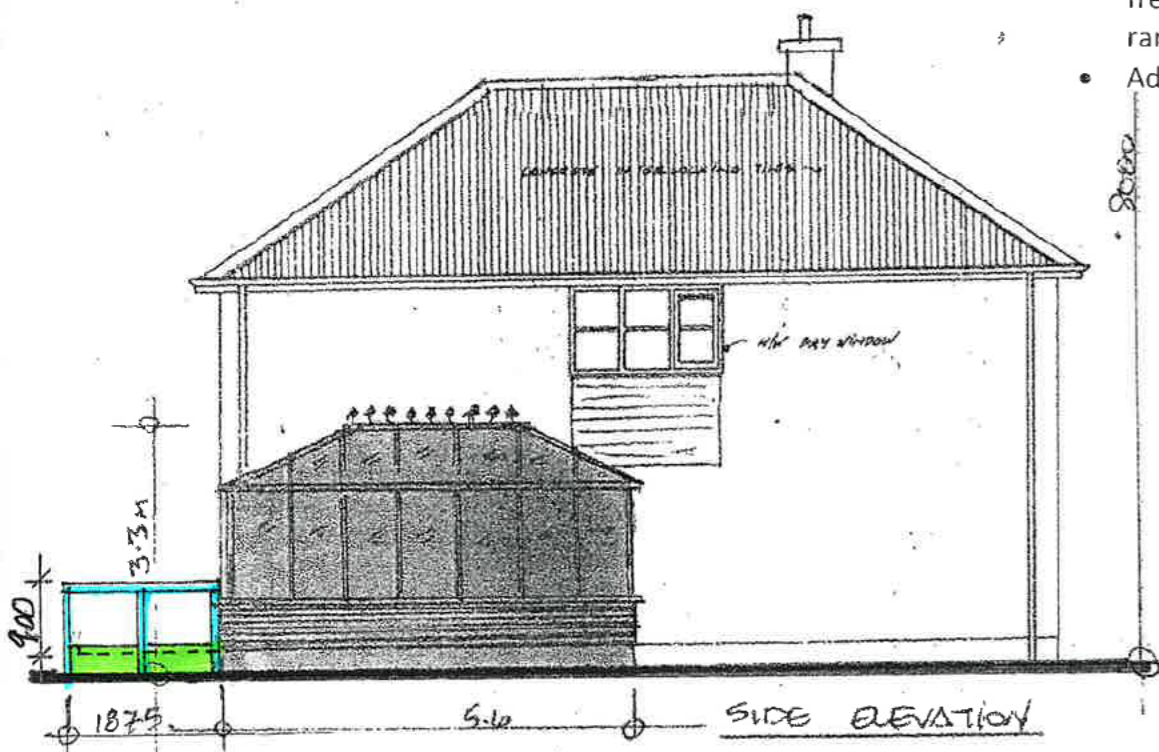
DRAWN BY: PATRICK ENGLISH A.T.
 CHURCH VIEW
 RATHRONAN,
 CLONMEL.

ramp

- Landing with a preferable clear unobstructed width and turning circle of 1700mm at front entrance, with slip resistant surface.
- Ramp with a minimum gradient of 1:15, minimum unobstructed width of 1000mm-1800mm, slip resistance surface and adequate drainage. Acro drainage at door entrance. Slip value R13
- Platform adjoining steps to rear of property
- A raised kerb of at least 75mm to be placed on the exposed side of the ramp for added safety.
- A continuous handrail to project from the wall at the exposed side of the ramp or both sides of ramp is the ramp is freestanding. Handrail to extend at least 300mm beyond the ramp. Height of handrail 900mm.
- Adequate lighting should be provided.

Minoan steps at rear door entrance

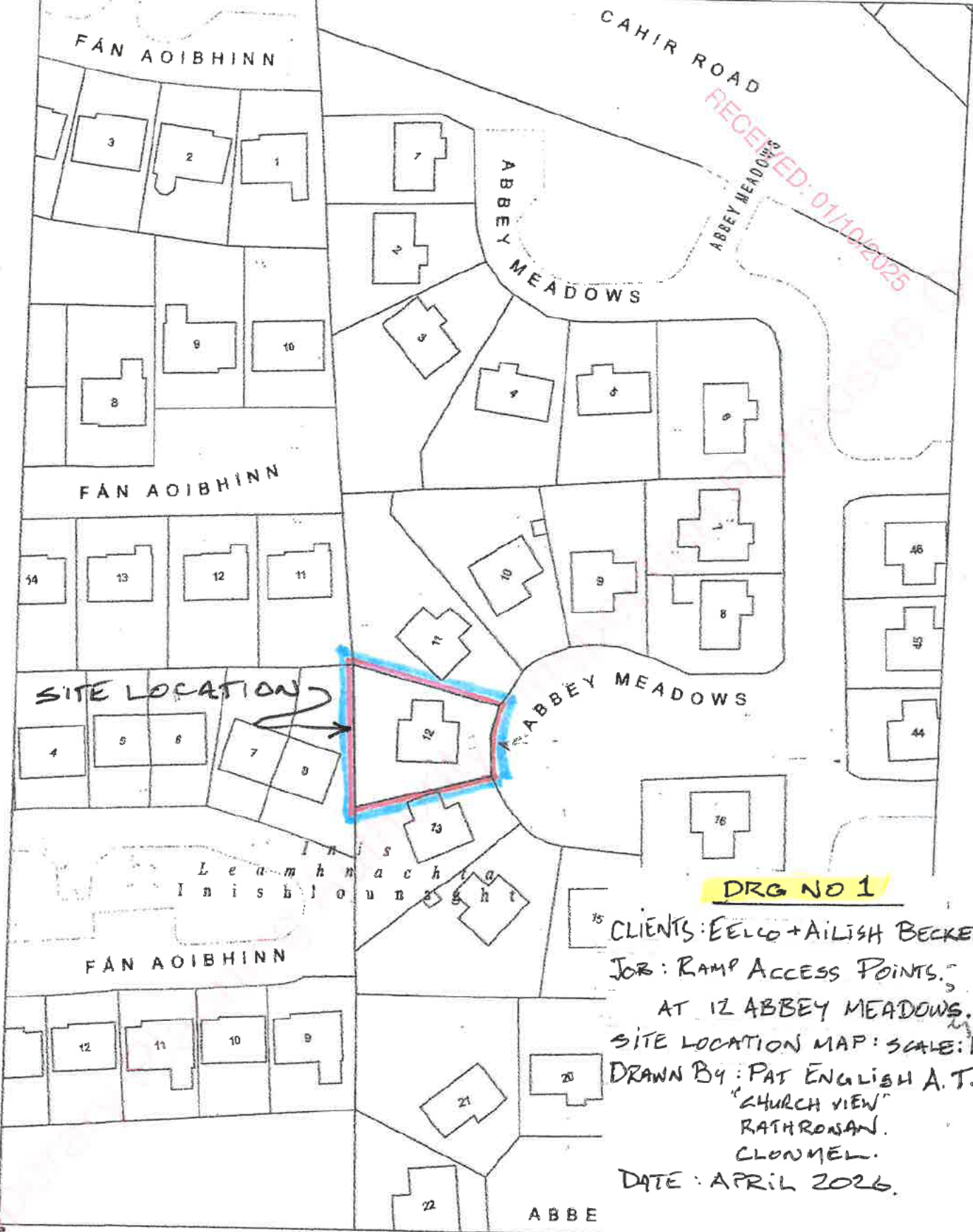
- Steps shallow height 6cm with depth 60cm
- A continuous handrail to project from the wall at the exposed side of the ramp or both sides of ramp is the ramp is freestanding. Handrail to extend at least 300mm beyond the ramp. Height of handrail 900mm.
- Adequate lighting should be provided



DRG NO 4.

CLIENTS: EELCO + AILISH BECKERS
 JOB: RAMP ACCESS POINTS.
 AT: 12 ABBEY MEADOWS
 ELEVATIONS.
 DATE: APRIL 2026
 SCALE: 1-100
 DRAWN BY: PATRICK EDGLISH,
 CHURCH VIEW
 RATHRONAN,
 CLONMEL.

TIPPERARY CO. COUNCIL
 RECEIVED
 21 APR 2026
 PLANNING SECTION
 FILE NO. 55/26/55



RECEIVED: 01/10/2025

DRG NO 1

CLIENTS: EELCO + AILISH BECKERS.
 JOB: RAMP ACCESS POINTS.
 AT 12 ABBEY MEADOWS.
 SITE LOCATION MAP: SCALE: 1:1000
 DRAWN BY: PAT ENGLISH A.T.
 "CHURCH VIEW"
 RATHROSWAN.
 CLONMEL.
 DATE: APRIL 2026.

FILED AND PUBLISHED BY:
 Eireann,
 ix Park,
 8,
 t.
 E4

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

This topographic map does not show legal property boundaries nor does it show the ownership of physical features.

CENTRI COORDINATES:
 ITM 518095.622559
 PUBLISHED: 26/09/2025
 ORDER NO.: 50492916_1
 MAP SERIES: 1:2500
 MAP SHEETS: 5428-D

The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at www.taitte.ie; search 'Capture Resolution' LEGEND: To view the legend visit www.taitte.ie and search for 'Large Scale Legend'

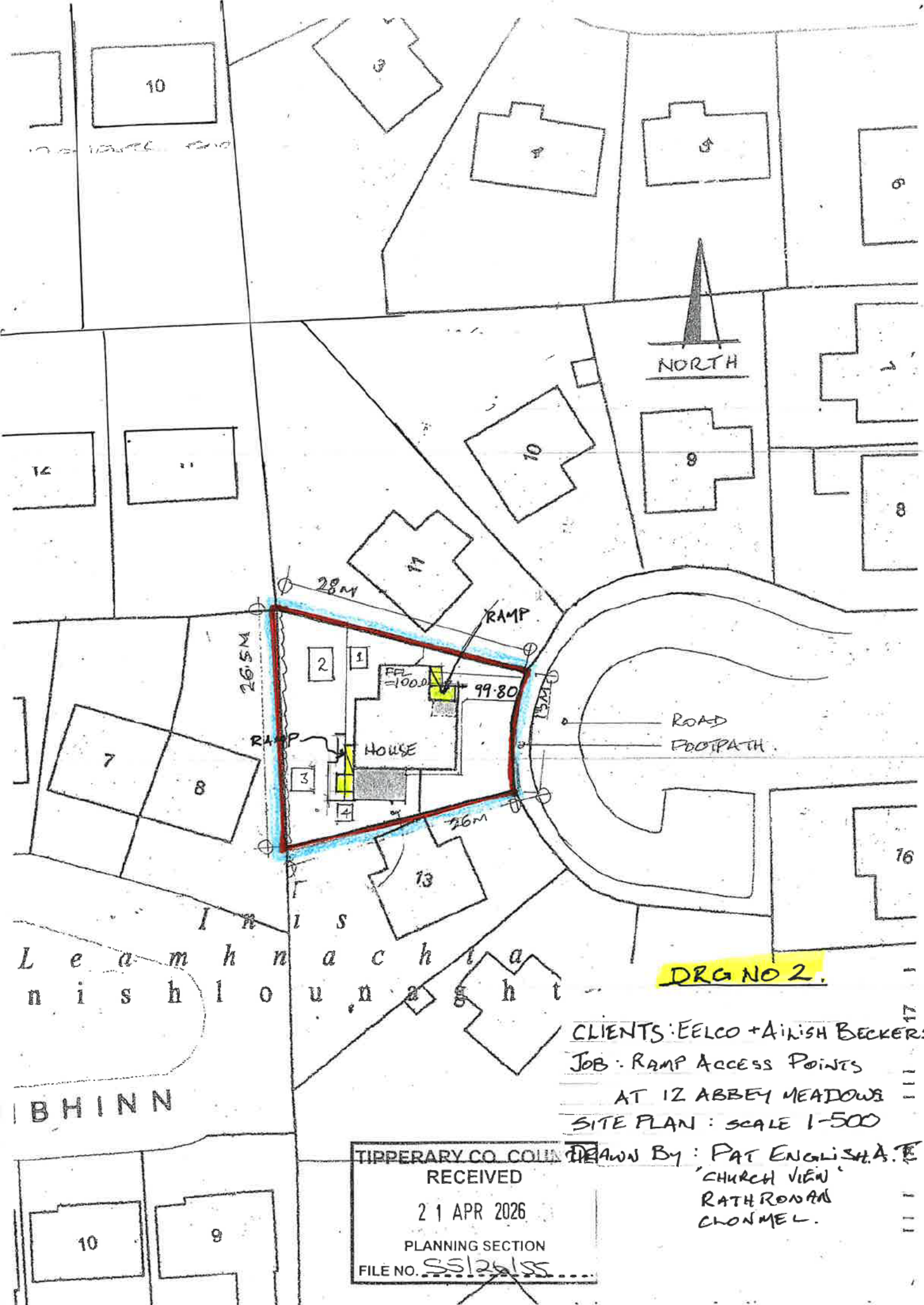
taifte.ie
 authorised reproduction
 es Taitte Eireann copyright.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

© Taitte Eireann, 2025
 All rights reserved

RECEIVED
 21 APR 2026
 PLANNING SECTION
 FILE NO. SS126155

Taitte Eireann



Leamhnaigh
nishaounaigh

DRG NO 2.

CLIENTS: EELCO + AIKISH BECKERS.
 JOB: RAMP ACCESS POINTS
 AT 12 ABBEY MEADOWS
 SITE PLAN: SCALE 1-500

TIPPERARY CO. COUNCIL
 RECEIVED
 21 APR 2026
 PLANNING SECTION
 FILE NO. SS/25/SS

DRAWN BY: PAT ENGLISH A.E.
 'CHURCH VIEW'
 RATHRONDAN
 CLONMEL.

BHINN

618250 mE, 622670 mN



Tailte Éireann
Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Folio: TY17055F

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

This map incorporates TÉ Surveying map data under licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

-  Freehold
-  Leasehold
-  SubLeasehold

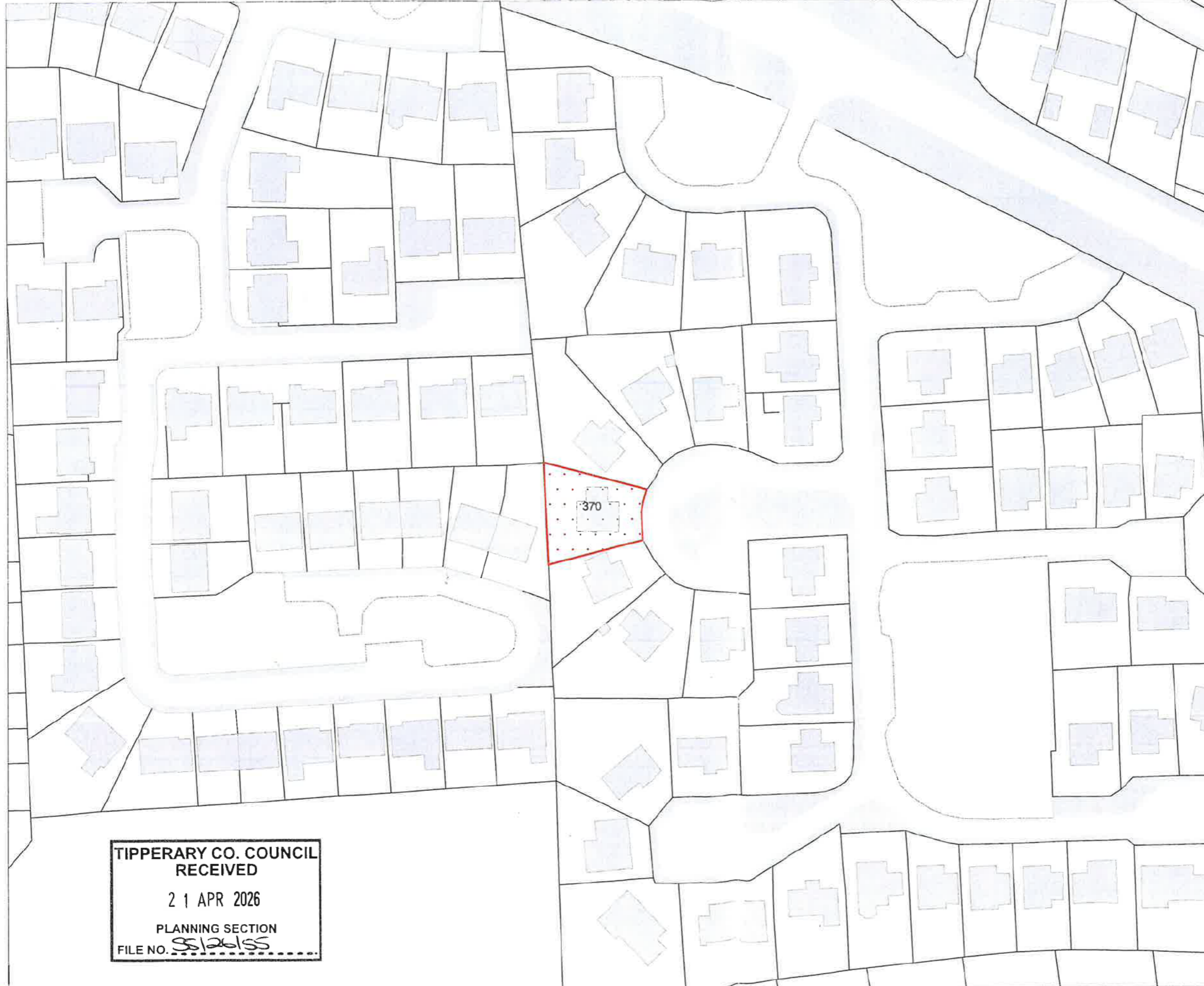
Burdens (may not all be represented on map)

-  Right of Way / Wayleave
-  Turbary
-  Pipeline
-  Well
-  Pump
-  Septic Tank
-  Soak Pit

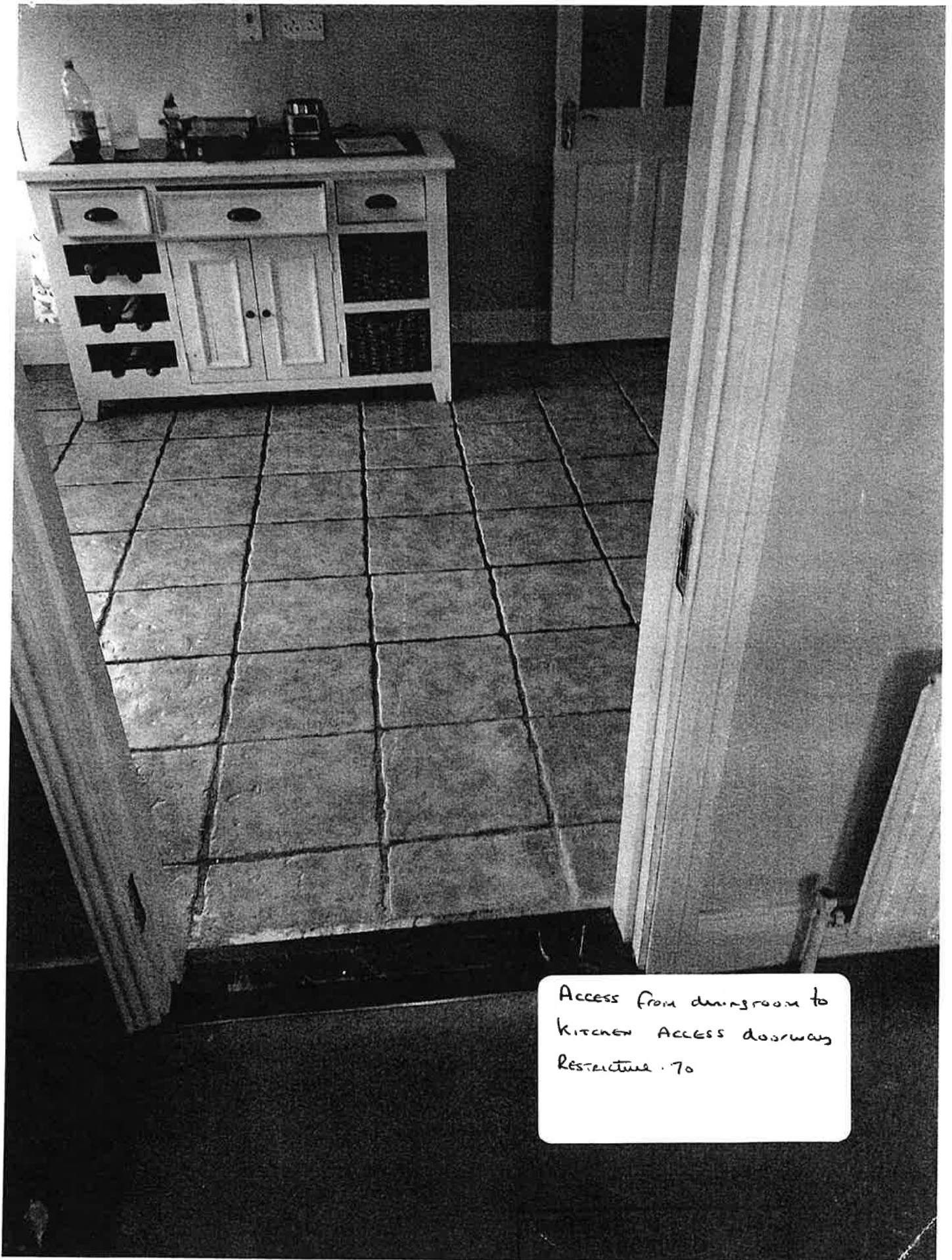


A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

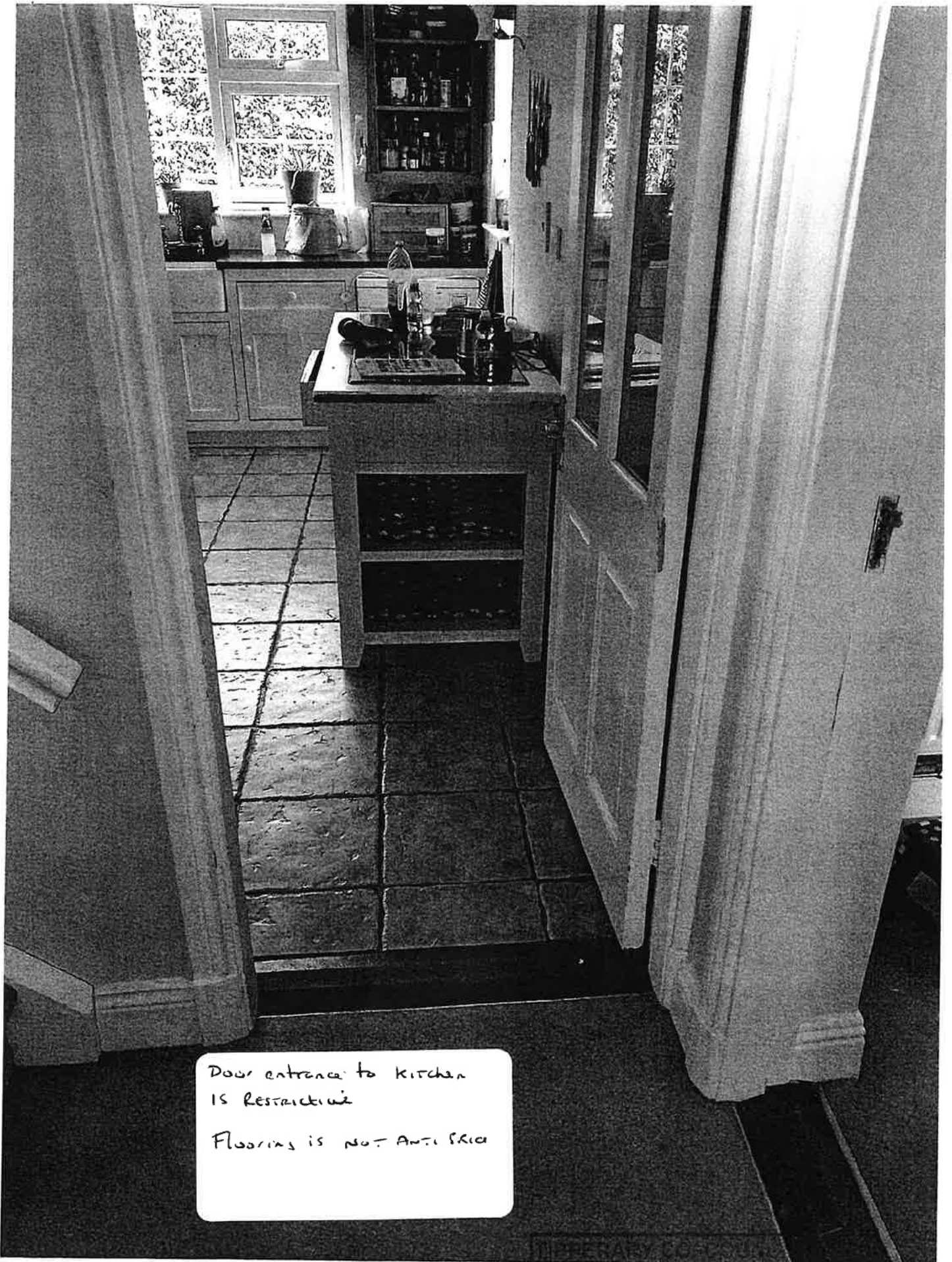


TIPPERARY CO. COUNCIL
RECEIVED
21 APR 2026
PLANNING SECTION
FILE NO. SS126155



Access from dining room to
kitchen Access doorway
Restructure to

21 APR 2026
PLANNING SECTION
FILE NO. SC126155



Door entrance to kitchen
is restrictive
Flooring is NOT ANTI SKID

RECEIVED
21 APR 2026
PLANNING SECTION
FILE NO. 55126155



Doorway to access garage
room 70cm
smaller than floor level

TIPPERARY CO. COUNCIL
RECEIVED

21 APR 2026

PLANNING SECTION

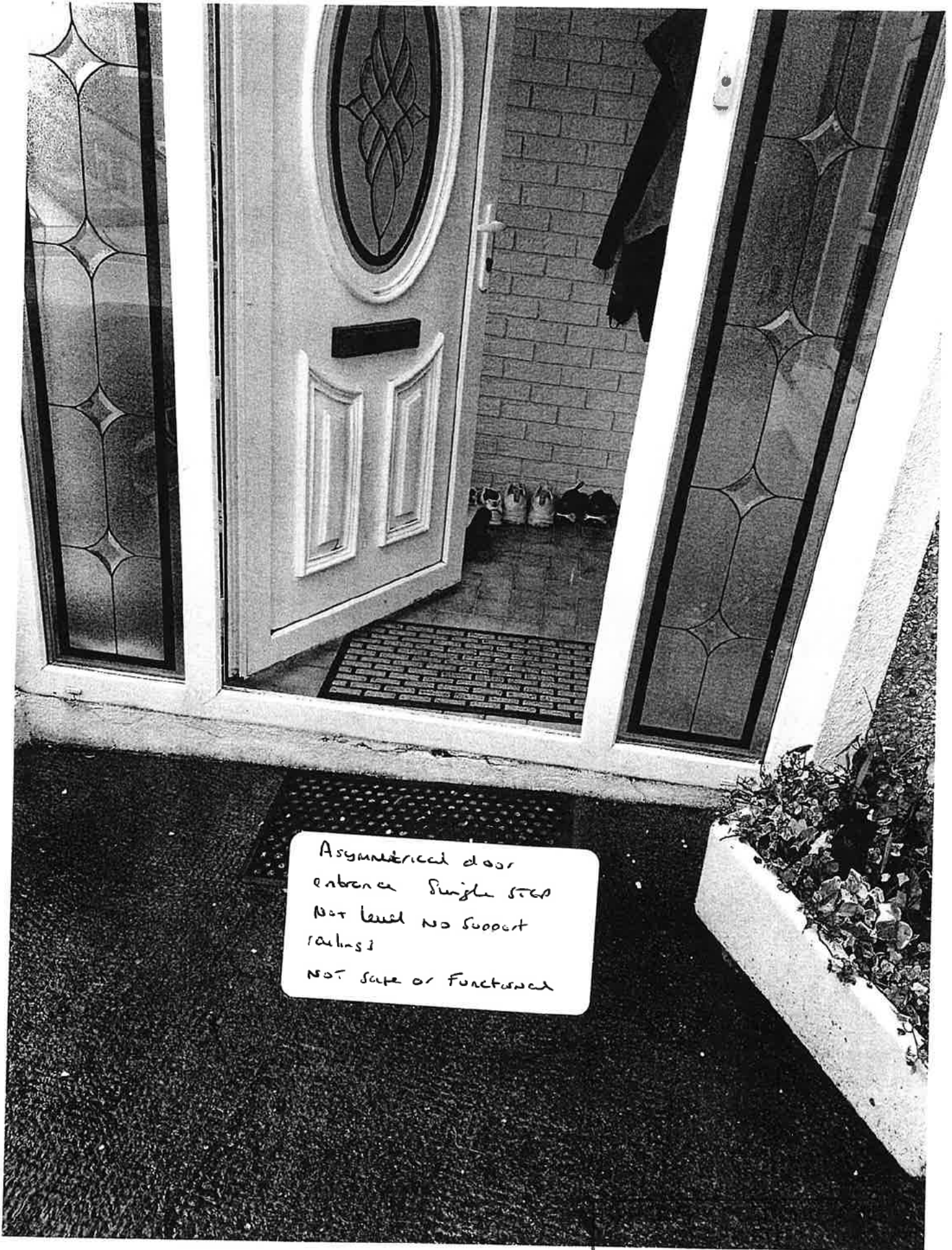
FILE NO. 25126155



21 APR 2026

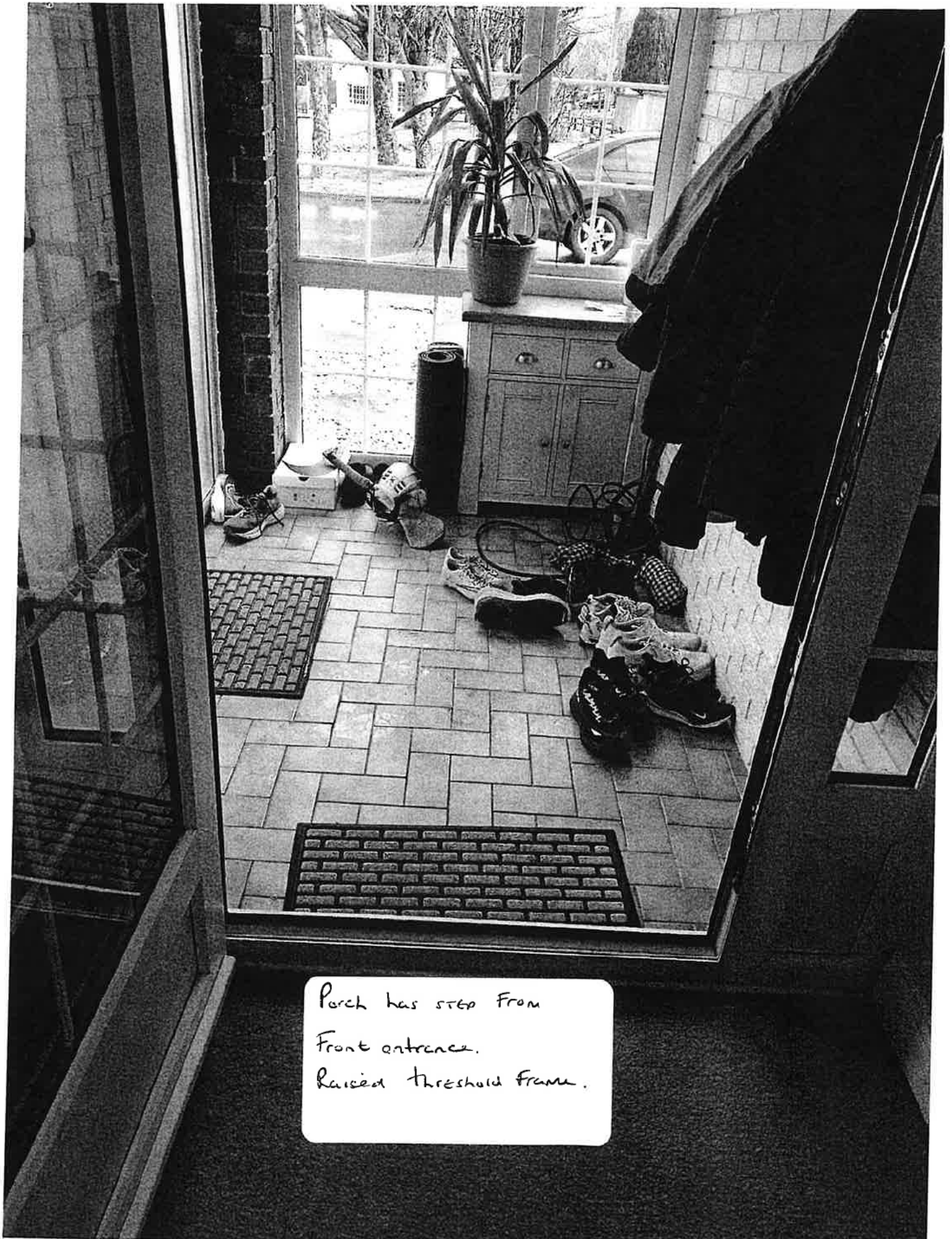
PLANNING SECTION

FILE NO. SS126155



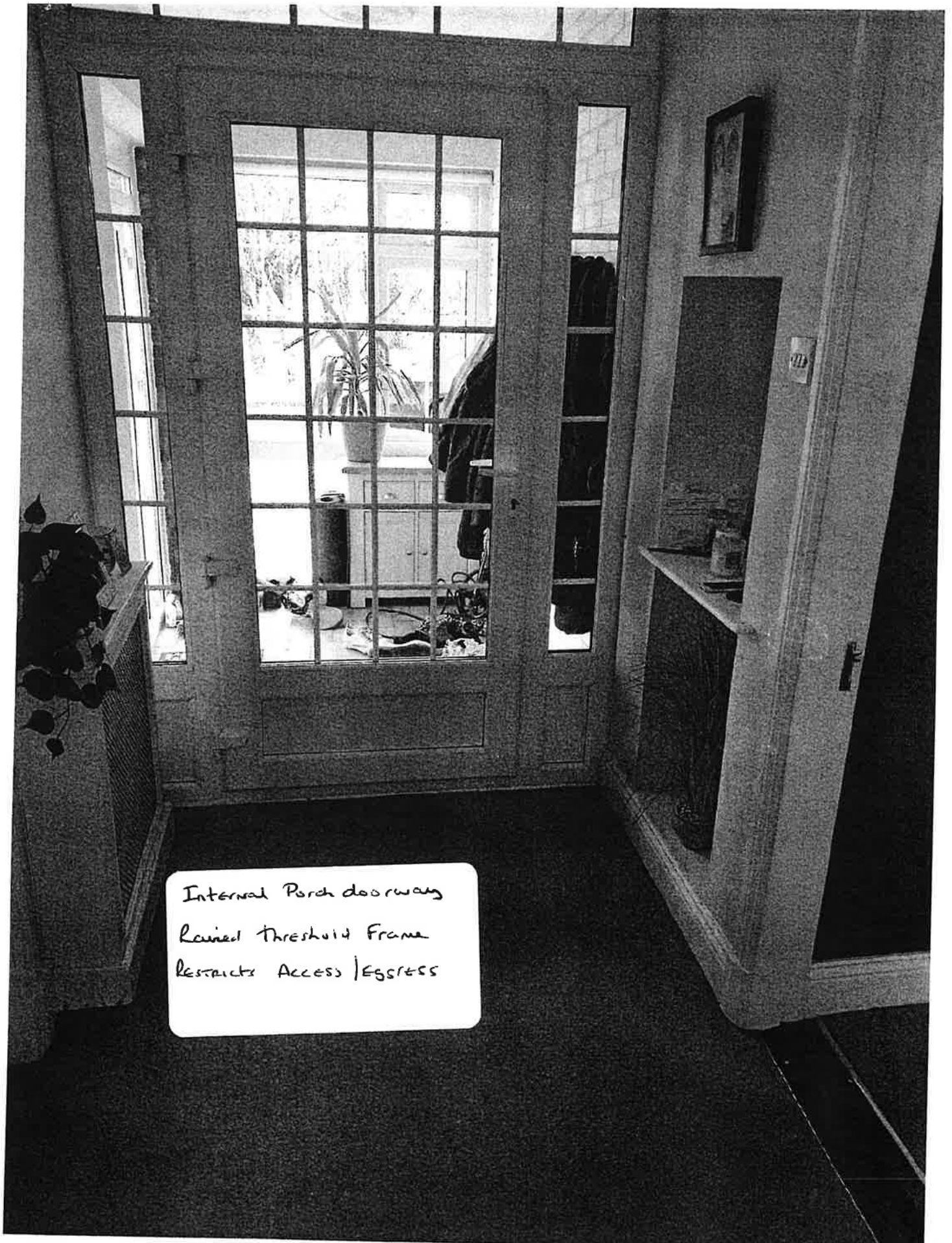
Asymmetrical door
entrance Single step
Not level No support
railings
Not safe or functional

21 APR 2026
PLANNING SECTION
FILE NO. 23126155



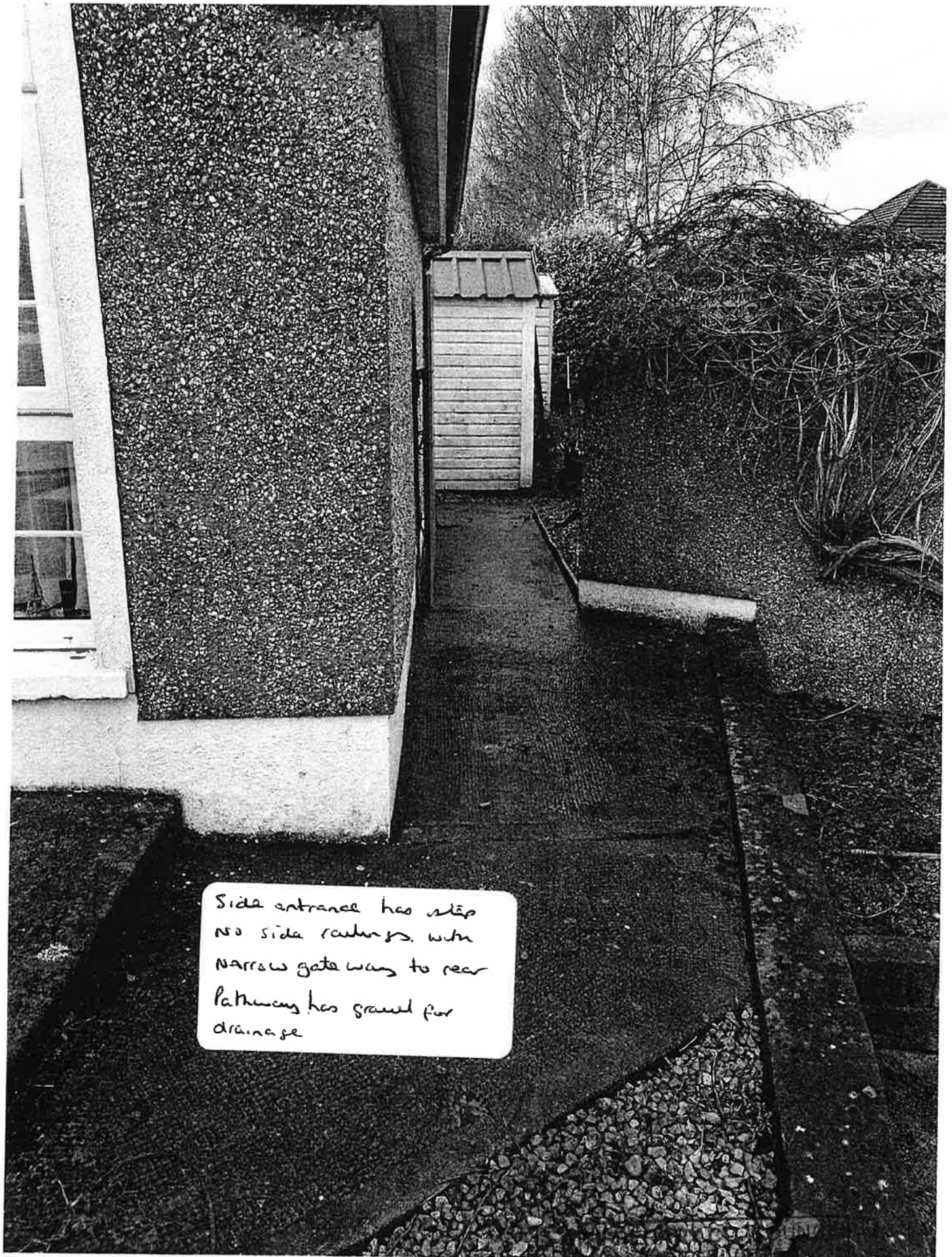
Porch has step from
Front entrance.
Raised threshold frame.

TIPPERARY CO. COUNCIL
RECEIVED
21 APR 2026
PLANNING SECTION
FILE NO. SS/26/SS 1/1



Internal Porch doorway
Rained threshold frame
Restricts Access/Egress

TIPPERARY CO. COUNCIL
RECEIVED
21 APR 2026
PLANNING SECTION
FILE NO. 55126155 1/1



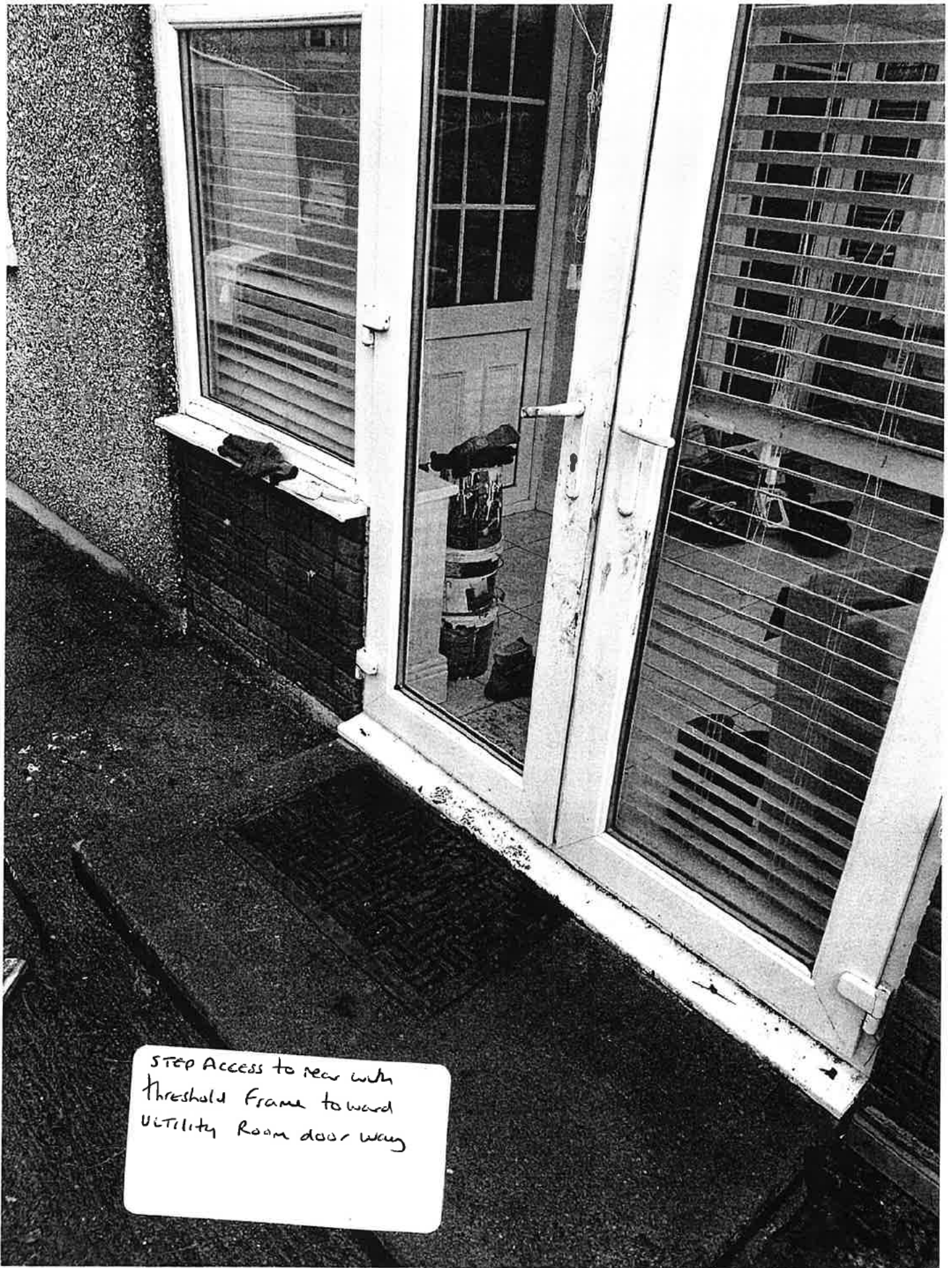
Side entrance has step
no side railings, with
narrow gate way to rear
pathway has gravel for
drainage

RECEIVED

21 APR 2026

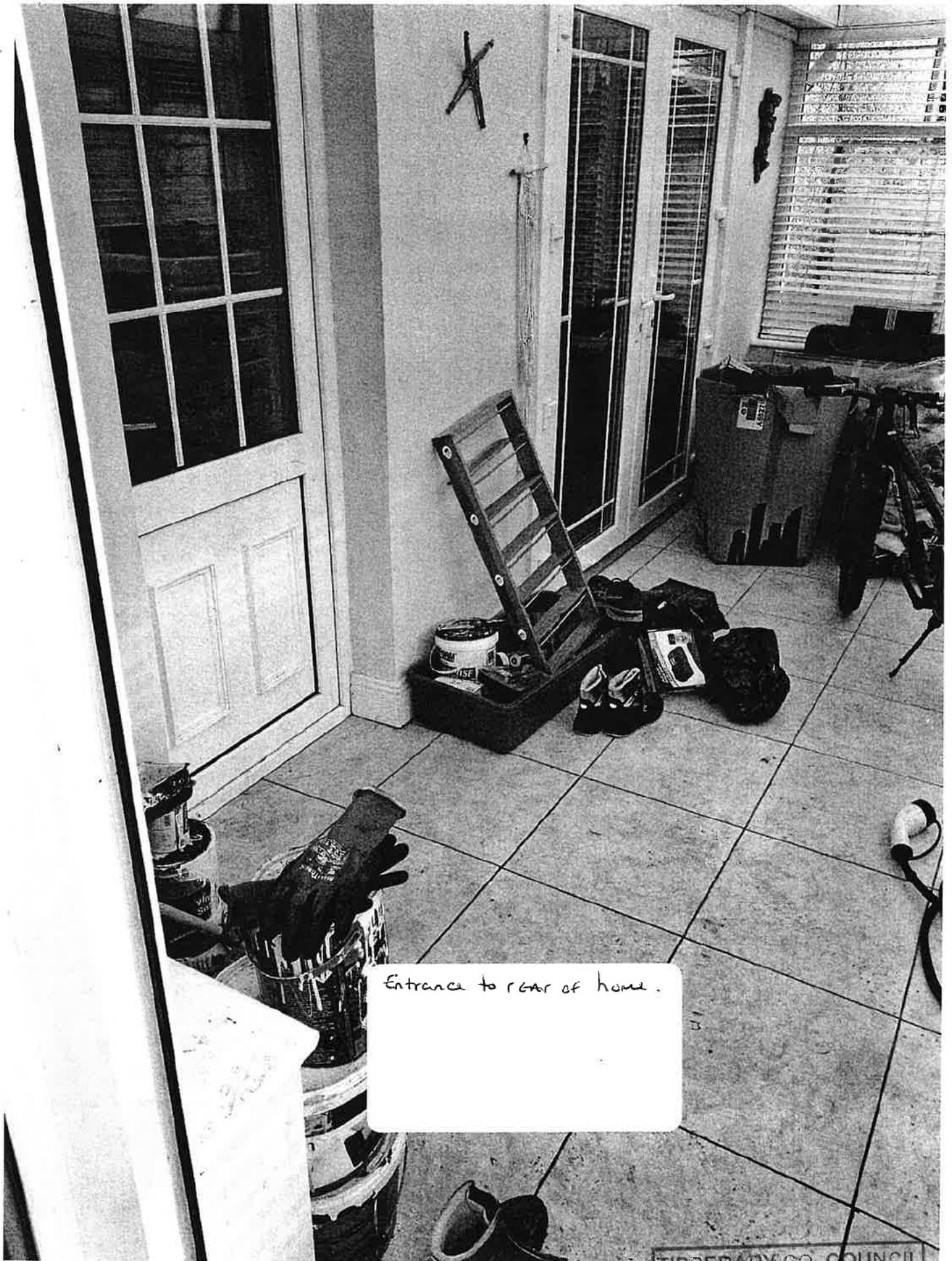
PLANNING SECTION

FILE NO. 55/26/55



STEP Access to rear with
Threshold frame toward
UTILITY Room door way

TIPPERARY CO. COUNCIL
RECEIVED
21 APR 2026
PLANNING SECTION
FILE NO. 25/26/155



Entrance to rear of home.

TIPPERARY CO. COUNCIL
 RECEIVED
 21 APR 2026
 PLANNING SECTION
 NO. 55/20/55

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
Auctioneers, Valuers, Estate Agents.

T: 052 - 6121622
F: 052 - 6122601
W: pfq.ie
E: info@pfq.ie
T: @clonmelproperty



L437

No.4754



12 Abbey Meadows, Clonmel, E91 ^A256 _F

- Detached 4-bed family residence in popular area
- Adjacent to Poppyfields and Talbot Hotel
- Quiet cul-de-sac location
- Conservatory
- Oil central heating - New burner, new tank

Guide Price € [REDACTED]

TIPPERARY CO. COUNCIL
RECEIVED
21 APR 2026
PLANNING SECTION
FILE NO. 55126155



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721



12 Abbey Meadows, Clonmel, E91 E256

12 Abbey Meadows, Clonmel is brought to the market by P.F. Quirke & Co. Ltd. This detached Hally-built home is situated in one of Clonmel's premier residential locations. In excellent condition throughout, the property offers commodious accommodation including an Entrance hall, Guest wc, Living room, Dining room, Sunroom, Sitting room, Study, Kitchen and Utility at ground floor while at first floor is a Reading alcove, four Bedrooms, two Bathrooms, and Walk-in Wardrobe.

To the rear is a secure south and west facing low-maintenance garden which is not overlooked. There is both a Steeltech and a timber shed in the garden. The interior of the property has been well-decorated and maintained to a high standard. This is a fabulous location with easy access to the town centre, the Poppyfields, the Talbot hotel and the N24. We recommend early inspection of this outstanding family home.

Entrance Porch 2.69m (8'10") x 1.8m (5'11")
tile floor

Hall 2.97m (9'9") x 1.51m (4'11")

Guest wc 1.11m (3'8") x 1.49m (4'11")
wc, whb, tile floor, tile splashback

Living Room 5.19m (17'0") x 4.66m (15'3")
carpet, double doors leading to dining room, solid fuel white Henley stove tiled inset, marble mantelpiece

Dining Room 3.06m (10'0") x 3.31m (10'10")
door to Kitchen, double doors leading to Sun Room

Sun Room 5.21m (17'1") x 3.02m (9'11")
tile floor, double doors leading to rear garden

Sitting Room 4.16m (13'8") x 3.35m (11'0")
carpet, wooden panel feature, double doors leading to...

Study 2.12m (6'11") x 1.78m (5'10")

Kitchen 4.48m (14'8") x 3.12m (10'3")
tile floor, granite worktop, sink, tile splashback

Utility 3.08m (10'1") x 1.63m (5'4")
tile floor, wooden worktop, door leading to conservatory

Upstairs Landing 2.74m (9'0") x 2.95m (9'8")

Reading alcove 1.72m (5'8") x 2.93m (9'7")

Bedroom 1 3.37m (11'1") x 2.43m (8'0")
solid wood floor

Bedroom 2 3.81m (12'6") x 3.26m (10'8")
solid wood floor

En-Suite 1.56m (5'1") x 1.66m (5'5")
tile splashback, wc, whb, electric shower, separate rain shower, wood panel wainscoting,

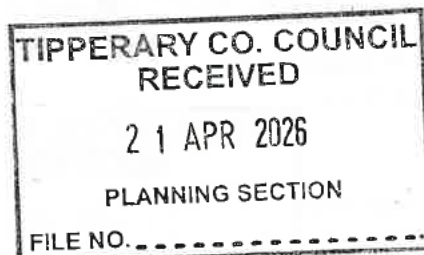
Walk-in Wardrobe 3.48m (11'5") x 2.24m (7'4")
carpet, built-in shelving

Bedroom 3 2.57m (8'5") x 2.58m (8'6")
built-in wardrobe, wooden floor

Bedroom 4 3.54m (11'7") x 3.13m (10'3")
solid wood floor, built-in wardrobe

Main Bathroom 4.63m (15'2") x 2.12m (6'11")
electric shower, bath tub, tile splashback, wc, whb

Total Floor Area: 169 sqm (1819 sqft)



44 Gladstone Street Clonmel County Tipperary
Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA Lic No: 001721





Date: 21st April 2026

Our Ref: S5/26/55

Civic Offices, Clonmel

Eelco & Ailish Beckers,
12 Abbey Meadows,
Cahir Road,
Clonmel,
Co. Tipperary,
E91 F256.

Re: Application for a Section 5 Declaration

- **Widen living room and bedroom doors / frames to 780ml clear opening;**
- **Concrete ramp at front footpath with handrails;**
- **Concrete ramp in porch;**
- **Concrete section of garden access;**
- **Remove and replace front door and side panels with level access threshold;**
- **Remove and replace secondary pvc door with side panels to level access;**
- **Remove patio doors, replace with new concrete ramps and rails;**
- **Demolish internal block walls in sitting room / kitchen**
- **Add steel structure support;**
- **Remove floor tiles and level floors;**
- **Two new windows for bedroom;**
- **Sewage and drainage connections and reinstate footpaths**
- **New wet room conversion;**
- **Reduce door opening to 780ml opening;**
- **Break floor for wet room gully and reinstate concrete**

**at 2 Abbey Meadows, Cahir Road, Clonmel, Co. Tipperary,
E91 F256.**

Dear Mr. Beckers,

I acknowledge receipt of your application for a Section 5 Declaration received on 21st April 2026 in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely,



for **Director of Services.**

TIPPERARY COUNTY COUNCIL

Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Ref.: S5/26/55

Applicant: Eelco & Ailish Beckers

Development Address: 12 Abbey Meadows, Cahir Road, Clonmel, Co. Tipperary

Proposed Development:

- Widen living room and bedroom doors / frames to 780ml clear opening;
 - Concrete ramp at front footpath with handrails;
 - Concrete ramp in porch;
 - Concrete section of garden access;
 - Remove and replace front door and side panels with level access threshold;
 - Remove and replace secondary pvc door with side panels to level access;
 - Remove patio doors, replace with new concrete ramps and rails;
 - Demolish internal block walls in sitting room / kitchen
 - Add steel structure support;
 - Remove floor tiles and level floors;
 - Two new windows for bedroom;
 - Sewage and drainage connections and reinstate footpaths
 - New wet room conversion;
 - Reduce door opening to 780ml opening;
 - Break floor for wet room gully and reinstate concrete.
-

1. GENERAL

On the 21st of April 2026, a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended as to whether the following is “development” and “exempt development”:

- Widen living room and bedroom doors / frames to 780ml clear opening;
- Concrete ramp at front footpath with handrails;
- Concrete ramp in porch;
- Concrete section of garden access;
- Remove and replace front door and side panels with level access threshold;
- Remove and replace secondary pvc door with side panels to level access;
- Remove patio doors, replace with new concrete ramps and rails;
- Demolish internal block walls in sitting room / kitchen
- Add steel structure support;

- Remove floor tiles and level floors;
- Two new windows for bedroom;
- Sewage and drainage connections and reinstate footpaths
- New wet room conversion;
- Reduce door opening to 780ml opening;
- Break floor for wet room gully and reinstate concrete.

The works are to be located at 12 Abbey Meadows, Cahir Road, Clonmel, Co. Tipperary.

2. STATUTORY PROVISION

The following statutory provisions are relevant to this referral case;

Section 3 (1) of the **Planning and Development Act 2000**, as amended, states as follows:-

“In this Act, ‘development’ means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land.”

Section 2(1) of the Planning and Development Act, 2000, as amended, defines “works” as:-

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 4(1)(h) of the Act considers development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures; to be exempted development.

Article 6 of the **Planning and Development Regulations 2001**, as amended states:

Exempted Development.

6. (1) Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Class 6 considers the following works to be exempted development subject to the conditions and limitations set out below;

a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.

(b) Any works within the curtilage of a house for— (i) the provision to the rear of the house of a hard surface for use for any purpose incidental to the enjoyment of the house as such, or, (ii) the provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes incidental to the enjoyment of the house as such.

Conditions and Limitations

The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground.

Provided that the area of the hard surface is less than 25 square metres or less than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, whichever is the smaller,

Or

if the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.

Article 9 (1) (a) of the Planning and Development Regulations 2001, as amended sets out the instances where development, to which Article 6 relates, shall not be exempted development for the purposes of the Act.

3. ASSESSMENT

a. Site Location

The site comprises a detached two storey dwelling at 12 Abbey Meadows, Cahir Road, Clonmel, Co. Tipperary. This is a predominately residential area on the north western side of the town of Clonmel.

Figure 1 Subject Site



b. Relevant Planning History

On site

25/196 Incomplete Application for retention permission for a conservatory to the left-hand side of the house on 17/09/2025

25/60975 Retention permission for the side conservatory and closing in of the front porch including all associated site development works. – Granted

Adjacent

None relevant

Figure 2 Planning history



c. Assessment

A) “Is or is not Development”

It is considered that the above listed proposal constitutes “works” as understood by the Planning and Development Act 2000, as amended. The above listed proposals therefore constitute “development” within the meaning of the Planning and Development Act 2000, as amended.

B) “Is or is not Exempted Development”

The works proposed, listed in Section 1 above, comprise primarily of works to the inside of the existing dwelling on site. The most substantive changes involve the conversion of a downstairs living room to an accessible bedroom and associated wetroom. The built footprint of the dwelling is not increasing to facilitate same. In a telephone call on the 12 April 2026 the agent confirmed that the northern living room is being converted to a bedroom and wetroom and the two new windows are being installed on the northern boundary wall.

Externally, the most significant change is the construction of two accessible ramps to allow for ease of access into the subject property.

Figure 3 Floor plans

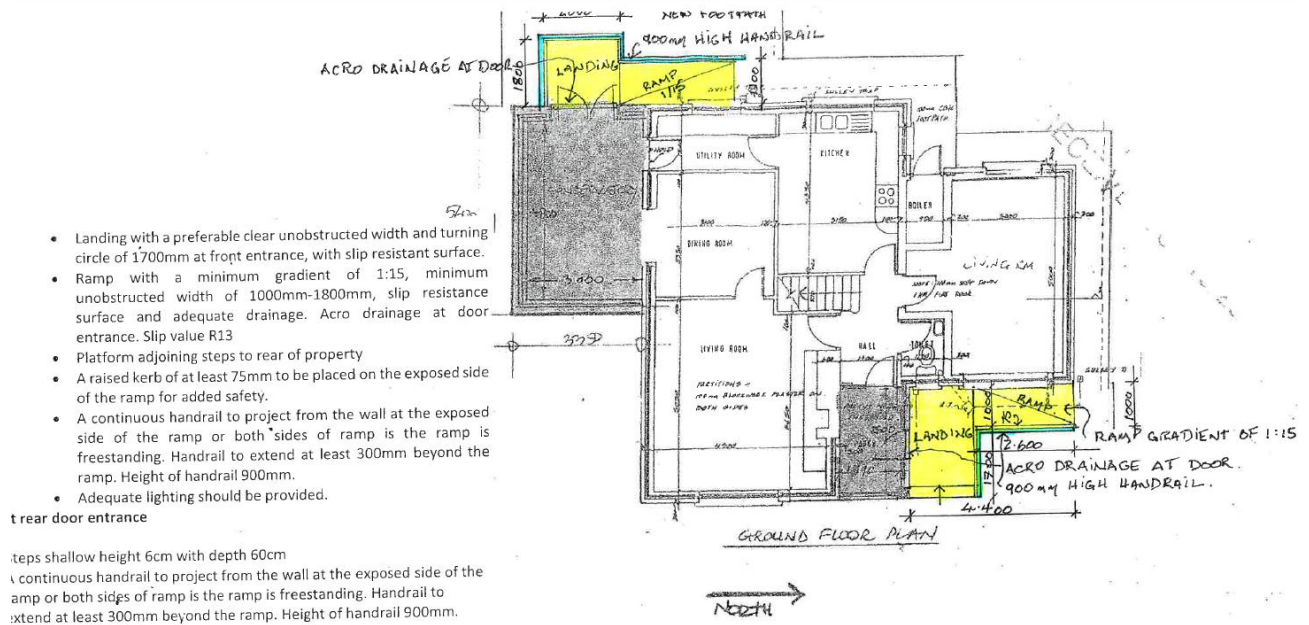


Figure 4 Proposed elevations



The internal works are exempt under Section 4(1)(h) of the Planning and Development Act 2000, as amended as they constitute works for the maintenance and improvement of the structure which affect only the interior of the structure.

With respect to the ramps and handrails, it is noted that ground level will not increase by more than 1 metre. The area of new hardstanding does not exceed 25 sqms.

C) Restrictions under Article 9

It is noted that no exemptions under Article 9 of the Planning and Development Regulations 2001, as amended that would apply to the construction element.

D) Requirement for Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)

The subject site is located c. 0.591 km from the Lower River Suir SAC and within 15 Kms of the Comeragh mountains SAC and the Nier Valley Woodlands SAC.

The proposed development is located within a long established residential area and comprises of modifications to the dwelling. The property is connected to the mains waste water infrastructure.

Having regard to:

- the small scale nature of the development,
- the location of the site is a serviced urban centre,
- the location of the development relevant to the closest European site (lower River Suir,
- The intervening land uses between the subject site and the SAC and
- the consequent absence of a direct pathway to these European sites,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

The proposed development has been subject to a preliminary examination to determine the requirement for EIA. EIA is not required in respect of the development. See attached.

4. RECOMMENDATION

A question has arisen as to whether the following is “development” and if so does it constitute “exempt development”:

- Widen living room and bedroom doors / frames to 780ml clear opening;
- Concrete ramp at front footpath with handrails;
- Concrete ramp in porch;
- Concrete section of garden access;
- Remove and replace front door and side panels with level access threshold;
- Remove and replace secondary pvc door with side panels to level access;
- Remove patio doors, replace with new concrete ramps and rails;
- Demolish internal block walls in sitting room / kitchen
- Add steel structure support;
- Remove floor tiles and level floors;
- Two new windows for bedroom;
- Sewage and drainage connections and reinstate footpaths
- New wet room conversion;
- Reduce door opening to 780ml opening;
- Break floor for wet room gully and reinstate concrete.

The works are to be located at 12 Abbey Meadows, Cahir Road, Clonmel, Co. Tipperary.

In considering this declaration, the Planning Authority had regard to:

- (a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- (b) Class 6 of Part 1 of Schedule 2 Planning & Development Regulations 2001, as amended.
- (c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended

Having considered the information received, the Planning Authority has determined the proposed development as presented on the drawings and details provided with the Declaration application, constitutes “development” within the meaning of the Planning and Development Act 2000, and is “exempted development”.

Signed: Paul Hillen
District planner

Date: 12/05/26

Signed: C. Conway
Senior Executive Planner

Date: 13.5.2026

APPENDIX 1

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT				
STEP 1. Description of the project/proposal and local site characteristics:				
(a) File Reference No:	S5/26/55			
(b) Brief description of the project or plan:	Domestic extension			
(c) Brief description of site characteristics:	Existing property in urban area.			
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None			
(e) Response to consultation:	None			
STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lower River Suir SAC 002137	https://www.npws.ie/protected-sites/sac/002137	591 metres	Surface water collected and discharged to public sewer	yes
Nier Valley woodlands 000404	https://www.npws.ie/protected-sites/sac/00404	Within 15 kms	No due to distance and the lack of any relevant ex-situ factors of significance to these species.	Nier Valley woodlands 000404
Comeragh Mountains SAC 01952	https://www.npws.ie/protected-sites/sac/001952	Within 15 kms	No due to distance and the lack of any relevant ex-situ factors of significance	Comeragh Mountains SAC 01952

to these species.

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
<p>Construction phase e.g.</p> <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	No potential for impacts
<p>Operational phase e.g.</p> <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	No potential for impacts
In-combination/Other	No potential for impacts
(b) Describe any likely changes to the European site:	
<p>Examples of the type of changes to give consideration to include:</p> <ul style="list-style-type: none"> • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site 	No potential for impacts

(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

Yes No

STEP 4. Screening Determination Statement

The assessment of significance of effects:

Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.

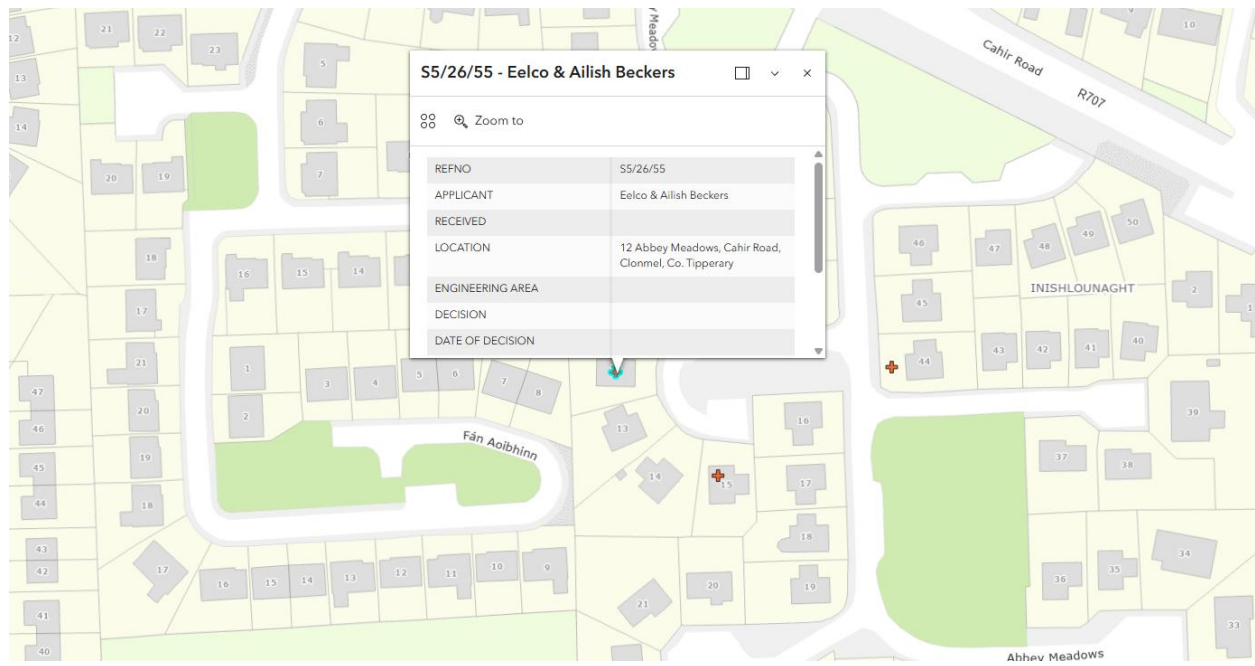
The proposed development is not likely to have significant effects.

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	Paul Killeen	Date: 12/05/26

EIA Pre-Screening	
Establishing a development is a 'sub-threshold development'	
File Reference:	S5/26/55
Development Summary:	Modification to existing dwelling
Was a Screening Determination carried out under Section 176A-C?	<input type="checkbox"/> Yes, no further action required <input checked="" type="checkbox"/> No, Proceed to Part A
A. Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
<input type="checkbox"/> Yes, specify class _____	EIA is mandatory No Screening required
<input checked="" type="checkbox"/> No	Proceed to Part B
B. Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
<input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2	No Screening required
<input type="checkbox"/> Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): _____	EIA is mandatory No Screening required
<input type="checkbox"/> Yes the project is of a type listed but is <i>sub-threshold</i> : _____	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	
<input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
<input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

Figure 5 Site entered on Planning register



Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/55** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

- I, Brian Beck, Director of Services, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 44188 dated 3rd October, 2025, hereby order that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Eelco & Ailish Beckers, 12 Abbey Meadows, Cahir Road, Clonmel, Co. Tipperary, E91 F256, Re:
 - Widen living room and bedroom doors / frames to 780ml clear opening;
 - Concrete ramp at front footpath with handrails;
 - Concrete ramp in porch;
 - Concrete section of garden access;
 - Remove and replace front door and side panels with level access threshold;
 - Remove and replace secondary pvc door with side panels to level access;
 - Remove patio doors, replace with new concrete ramps and rails;
 - Demolish internal block walls in sitting room / kitchen
 - Add steel structure support;
 - Remove floor tiles and level floors;
 - Two new windows for bedroom;
 - Sewage and drainage connections and reinstate footpaths
 - New wet room conversion;
 - Reduce door opening to 780ml opening;
 - Break floor for wet room gully and reinstate concrete
- At 12 Abbey Meadows, Cahir Road, Clonmel, Co. Tipperary is development and is exempted development.

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

- a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- b) Class 6 of Part 1 of Schedule 2 Planning & Development Regulations 2001, as amended.
- c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended

Having considered the information received, the Planning Authority has determined the proposed development as presented on the drawings and details provided with the Declaration application, constitutes "development" within the meaning of the Planning and Development Act 2000, and is **"exempted development"**.

Signed: Brian Beck
Brian Beck
Director of Services

Date: 14/05/2026



Date: 14th May 2026

Our Ref: S5/26/55

Civic Offices, Nenagh

Eelco & Ailish Beckers
12 Abbey Meadows
Cahir Road
Clonmel
Co. Tipperary
E91 F256

Re: Declaration under Section 5 of the Planning and Development Act 2000, as amended.

Dear Sir/Madam,

I refer to your application for a Section 5 Declaration received on 21st April 2026 in relation to the following proposed works:

- Widen living room and bedroom doors / frames to 780ml clear opening;
 - Concrete ramp at front footpath with handrails;
 - Concrete ramp in porch;
 - Concrete section of garden access;
 - Remove and replace front door and side panels with level access threshold;
 - Remove and replace secondary pvc door with side panels to level access;
 - Remove patio doors, replace with new concrete ramps and rails;
 - Demolish internal block walls in sitting room / kitchen
 - Add steel structure support;
 - Remove floor tiles and level floors;
 - Two new windows for bedroom;
 - Sewage and drainage connections and reinstate footpaths
 - New wet room conversion;
 - Reduce door opening to 780ml opening;
 - Break floor for wet room gully and reinstate concrete
- At 12 Abbey Meadows, Cahir Road, Clonmel, Co. Tipperary.

WHEREAS a question has arisen as to whether the proposed development is or is not exempted development:

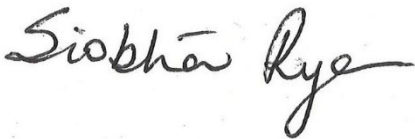
AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

- a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- b) Class 6 of Part 1 of Schedule 2 Planning & Development Regulations 2001, as amended.
- c) Articles 6 and 9 of the Planning & Development Regulations 2001, as amended

Having considered the information received, the Planning Authority has determined the proposed development as presented on the drawings and details provided with the Declaration application, constitutes “development” within the meaning of the Planning and Development Act 2000, and is **“exempted development”**.

NOTE: Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, within four (4) weeks of the date of issue of the Declaration and on payment of the prescribed fee.

Yours sincerely



for **Director of Services**